075.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	815,200 / 815,200
					USE VALUE:	815,200 / 815,200
					ASSESSED:	815,200 / 815,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		INTERVALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTINS VICTOR C
Owner 2:	
Owner 3:	
Street 1:	4 INTERVALE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARTINS ISAIAS A-FATIMA C -
Owner 2:	-
Street 1:	4 INTERVALE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,785 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1917, having primarily Vinyl Exterior and 2385 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7785.000	351,300	6,400	457,500	815,200
Total Card	0.179	351,300	6,400	457,500	815,200
Total Parcel	0.179	351,300	6,400	457,500	815,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.80 | /Parcel: 341.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	47559
GIS Ref	
GIS Ref	
Insp Date	10/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 075.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	351,200	6400	7,785.	457,500	815,100	815,100	Year End Roll	12/18/2019
2019	101	FV	265,200	6400	7,785.	457,500	729,100	729,100	Year End Roll	1/3/2019
2018	101	FV	265,200	6400	7,785.	392,100	663,700	663,700	Year End Roll	12/20/2017
2017	101	FV	265,200	6400	7,785.	366,000	637,600	637,600	Year End Roll	1/3/2017
2016	101	FV	265,200	6400	7,785.	313,700	585,300	585,300	Year End	1/4/2016
2015	101	FV	258,600	6400	7,785.	281,000	546,000	546,000	Year End Roll	12/11/2014
2014	101	FV	258,600	6400	7,785.	260,100	525,100	525,100	Year End Roll	12/16/2013
2013	101	FV	258,600	6400	7,785.	248,000	513,000	513,000		12/13/2012

!6280!

PRINT

Date	Time
12/10/20	21:04:32

LAST REV

Date	Time
04/30/19	14:06:55
apro	
6280	

USER DEFINED

Prior Id # 1:	47559
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTINS ISAIAS	56614-30		3/17/2011	Family	1	No	No		
MARTINS ISAIAS	25859-532		11/30/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2004	709	Re-Roof	4,000					
11/8/1996	584	Manual	3,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	MEAS&NOTICE	BS	Barbara S
6/19/2009	Measured	189	PATRIOT
10/21/1999	Mailer Sent		
10/21/1999	Measured	263	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7785		Sq. Ft.	Site		0	70.	0.84	4									457,486						457,500	

Total AC/HA:	0.17872	Total SF/SM:	7785	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	457,486	Spl Credit		Total:	457,500				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	2	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20031440
Const Adj.:	1.00550234
Adj $ / SQ:	150.865
Other Features:	75837
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	431558
Depreciation:	80270
Depreciated Total:	351289

COMMENTS

646-2627 EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

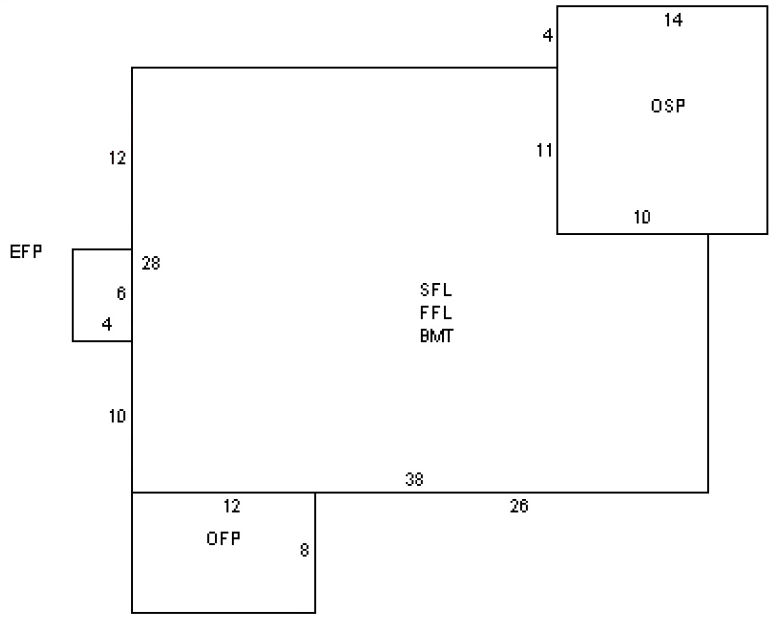
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	150.86
Special Features:	0	Val/Su Net:	110.06
Final Total:	351300	Val/Su SzAd	184.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	954	59.970	57,210
FFL	First Floor	954	150.860	143,925
SFL	Second Floor	954	150.860	143,925
OSP	Screen Porch	210	26.940	5,657
OFP	Open Porch	96	33.870	3,252
EFP	Enclos Porch	24	73.000	1,752

Net Sketched Area:	3,192			Total:	355,721
Size Ad	1908	Gross Are	3192	FinArea	2385

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 075.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	24X20	A	AV	1917	22.23	T	40	101			6,400			6,400

More:	N	Total Yard Items:	6,400	Total Special Featues:		Total:	6,400